



RARE OPPORTUNITY

Retail

261 Lower Heidelberg Road, Ivanhoe East, Vic 3079

Floor Area: 95 m²

Property Description

- **GREAT LOCATION**
- **GROUND FLOOR**
- **LANDLORD INCENTIVES**

Nestled in the midst of this tightly held boutique shopping strip, this retail shop is close to Foodworks and Australia Post.

On street parking, a large council car park at the rear and metres from pedestrian lights.

Featuring wooden floorboards, toilet, kitchenette and rear access.

Outgoings Approx.

- Insurance: \$997.77 plus GST
- Council Rates: \$2,939.23 plus GST
- Special Council Rate: \$500.00 plus GST
- Water rates: \$1,263.62 plus GST

Landlord incentives are available.

Leased

Leased: Fri 19-Sep-14

Additional Details

Car Spaces

1



Benjamin Klein

0433 047 000

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